4/09/07 10:18:50 23 BK 555 PG 543 DESOTO COUNTY, MS W.E. DAVIS, CH CLERK

Indexing Instructions: LOT 100, THIRD ADDITION, CEDAR CREST ESTATES, IN SECTION 10, TOWNSHIP 2

SOUTH, RANGE 6 WEST.

File Number: 2218-1438420 - 12

STATE OF MISSISSIPPI COUNTY OF DESOTO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Federal National Mortgage Association, does hereby sell, convey and warrant specially unto Richard W. Snow the following described property situated in DESOTO County, Mississippi, being more particularly described herein, to wit:

LOT 100, THIRD ADDITION, CEDAR CREST ESTATES, IN SECTION 10, TOWNSHIP 2 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 22, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

MORE COMMONLY KNOWN AS: 9482 AUSTIN DR, OLIVE BRANCH, MS 38654

THIS CONVEYANCE and the warranty hereof are made subject to all building restrictions, restrictive covenants, easements, rights of way, and mineral reservations of record, if any, pertaining to the above described property.

IT IS AGREED AND UNDERSTOOD that the ad valorem taxes for the current year have been prorated as of this date on an estimated basis or actual taxes from the previous year and that the prorations are final and any difference will not be adjusted by the Seller after closing.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, its heirs or assigns forever, subject to, and excepting, current taxes and other assessments reservations in patents, and all easements, right-of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record. GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, through, or under GRANTOR, but not otherwise.



CHERYL YOUNG

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WITNESS MY SIGNATURE this the day of February, 2607.

Federal National Mortgage Association

WWW. ^{ુદ}61

BY: Name & Title: 🛬 Vice-President

STATE OF TEXAS **COUNTY OF DALLAS**

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this February 2007, within my jurisdiction, the within named perdola Manaon , who acknowledged that (he)(she) is Vice-President of Federal National Mortgage Association, and its act and deed (he)(she) executed the above and forgoing instrument, after having first been duly

authorized so to do.

My Commission Expires:

(Affix official seal, if applicable)

Grantors Address; Federal National Mortgage Association 14221 International Pkwy Ste 1000 Dallas, TX 75254

\$ 600-682-0086

Prepared By and Return To: Collins & Associates, PLLC. 4780 1-55 North Ste 400 Jackson, MS 392211 #(ea-366-1222 (800) 682-0088 MSB: 6394

Grantee's Address:

Notary Public

Richard W. Snow
9482 AUSTIN